



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 04/14/2008**

### **Arlington Redevelopment Board Minutes of April 14, 2008**

Members Present: Christopher Loreti  
 Andrew West  
 Roland Chaput  
 Bruce Fitzsimmons

Also Present: Kevin J. O'Brien  
 David Berry

Andrew West called the meeting to order at 6:00 to meet with the Board of Selectmen in the first floor conference room in the Town Hall Annex. Town Manager, Brian Sullivan explained that he would like the Redevelopment Board to hire a consultant to conduct a study regarding economic development. He passed out an outline of things he thought should be included in the study. The two boards discussed the study at some length, noting the similarity to the ABC study of some years ago, but seeing the need to update the findings. Brian Sullivan mentioned that he would want the study to recommend specific types of businesses that should be encouraged to locate in Arlington. He thought that it was good to start out with both Boards involved in the study content and then for the Redevelopment Board to conduct the study.

Caution was urged that building up the business district might raise rent levels. Traffic was mentioned as a limiting factor, but including traffic solutions in the study was thought to be too much of a different kind of study and that there wouldn't be enough resources to do both and the focus should be business development. It was thought that parking has always been an issue and should be included in the study. It was also considered important to coordinate the study with the Mass. Ave. reconstruction and not lose sight of funding the ARB's current efforts in storefront improvement and Arlington Center lights

The Redevelopment Board agreed to work on a scope of work for the study and propose it to the Selectmen. The scope would then be included in a request for proposals to secure a consultant.

The Board's next discussed the development of the medical office building site at the former Symmes Hospital project. Kevin O'Brien introduced the topic explaining that the developer has not yet been able to find a medical services provider willing to locate at the site. According to the terms of the sale, the developer must return the property to the Town if it cannot develop the site. The time for turning back the site was recently reached and the Redevelopment Board extended the jurisdiction of the developer over the site for an additional nine months. The ARB also asked the developer to provide it with a list of uses that were interested in the site, especially uses similar to a medical office building. The list including Alzheimer's care, wellness center, and assisted living among others was discussed by the two boards. The boards discussed the idea of creating a resolution to ask Town Meeting to allow a broader range of uses at the site. Bruce Fitzsimmons said he thought a wellness center was closer to the medical office use because it was an active day to day use rather than one with long term stays. It was concluded that the ARB would work on such a resolution and bring it to the Selectmen for further discussion. It was considered important that the developer explain carefully what they have done to secure a medical services use at the site.

At 7:10 the ARB recessed its meeting and moved to the second floor conference room. There, Andrew West opened the public hearing for an application for a special permit for an antenna proposed atop the building at 47 Mystic Street. Andrew West immediately then continued the hearing in order to have a short discussion with the Town Manager regarding the leases for the Crosby and Parmenter School buildings. Brian Sullivan indicated that he was prepared to sign a lease for two years with a one year extension by mutual consent. Chris Loreti said that he thought that the ARB should sign the leases if the buildings had been turned over to the ARB in its capacity as a Redevelopment Authority and that if they had not been, he could not see that the ARB had any role in the buildings. Brian Sullivan said that Town Counsel should issue his opinion soon about who should sign the leases.

Andrew West conjectured that the Town might want to have the third year guaranteed. Maybe the question comes down to are we making money on the buildings, and there seems to be different opinion about that. Ted Wilson from Schools for Children was asked his opinion of the lease term and replied that if the lease is two plus one years he has to plan as if it were a two year lease. Chris Loreti asked that John Maher, in addition to giving his opinion about who should properly sign the leases, also ascertain if the current leases and all those signed by the former secretary ex officio are legal. He added that if the ARB has control, he favors a three year lease. Andrew West reiterated that he thought the Town should have a three year lease to give it time to evaluate the study for the use of the site, to decide, and to carry out a disposition of the buildings if that were the conclusion of Town Meeting.

Andrew West then reopened the public hearing on the 47 Mystic St. property. Michael Johnson presented the proposal to install two antennae atop the building. The antennae were to be mounted on a post slightly higher than the center penthouse building. The Board asked if it could be mounted below the roofline. The applicant indicated that it had to have a certain height, but that he could look into moving it to the next penthouse which was higher.

Chris Loreti moved that the special permit be approved subject to the conditions listed in the Director's Report dated April 11, 2008 and subject to the antennae being painted to match the color of the penthouse on which it is mounted and subject to the antennae being moved to the next penthouse and mounted below the roofline if it were not technically unfeasible. The location of the antennae would be decided by the Planning Director depending on the technical feasibility of the proposed location. Roly Chaput seconded the motion and the Board voted 4 to 0 to approve.

At 8:15, Andrew West recognized Tova Speter who has a grant to paint a mural on the Arlington Heights bus station. As a courtesy, she showed the Board the design for the mural that will be painted by children from The Children's Room and Dearborn Academy.

Next Andrew West recognized representatives from Schools for Children to discuss two changes they want to make at the Gibbs School building. First Deanne Benson provided the Board with copies of letters she had received after polling the neighborhood for its reaction to building the outdoor play area. Most were supportive. She also indicated that she had shown the plans to the Fire Department who had no objection. The play area on the north side of the building will have fences, but no gates, shrubs along the fences spaced to allow visibility, a sprinkler system and signs at the entrances to indicate that it is open to the public and that no dogs are allowed, and that it was closed as determined by Town regulations. Roly Chaput proposed approval of the project, Chris Loreti seconded the motion and the Board voted 4 to 0 to approve.

Next Schools for Children described the plans for dividing their space in the area they call the wing (formerly the media center or Tot Stop). They showed the Board the plans which were stamped by their architect and indicated that they had discussed them several times with the Building Inspector. Roly Chaput proposed approval of the project, Bruce Fitzsimmons seconded the motion and the Board voted 4 to 0 to approve.

The Board then reviewed the minutes of its March 31, 2008 meeting, made a minor correction and Bruce Fitzsimmons moved acceptance. Roly Chaput seconded the motion and the Board voted 3 to 0 to approve. Chris Loreti abstained because he was not present at the March 31 meeting.

The Board next discussed the warrant articles that propose to amend the Zoning Bylaw and for which the Board must make a recommendation. The Board voted on each individual article.

Chris Loreti moved to approve the recommended vote on article 5 shown in the draft Report to Town Meeting dated April 11,

2008. Roly Chaput seconded the motion and the Board voted 4 to 0 to approve.

Roly Chaput moved to approve the recommended vote on article 6 shown in the draft Report to Town Meeting dated April 11, 2008. Chris Loreti seconded the motion and the Board voted 4 to 0 to approve.

Roly Chaput moved to approve the recommended vote on article 7 shown in the draft Report to Town Meeting dated April 11, 2008. Chris Loreti seconded the motion and the Board voted 4 to 0 to approve.

Bruce Fitzsimmons moved to approve the recommended vote on article 8 shown in the draft Report to Town Meeting dated April 11, 2008. Chris Loreti seconded the motion and the Board voted 4 to 0 to approve.

Bruce Fitzsimmons moved to approve the recommended vote on article 9 shown in the draft Report to Town Meeting dated April 11, 2008. Chris Loreti seconded the motion and the Board voted 4 to 0 to approve.

Roly Chaput moved to approve the recommended vote on article 10 shown in the draft Report to Town Meeting dated April 11, 2008. Bruce Fitzsimmons seconded the motion and the Board voted 4 to 0 to approve.

Bruce Fitzsimmons moved to approve the recommended vote on article 11 shown in the draft Report to Town Meeting dated April 11, 2008. Chris Loreti seconded the motion and the Board voted 4 to 0 to approve.

The Board amended the recommended vote in article 12 somewhat, then Chris Loreti moved to approve the recommended vote on article 12 show in the draft as amended. Roly Chaput seconded the motion and the Board voted 4 to 0 to approve.

Roly Chaput moved to approve the recommended vote on article 13 shown in the draft Report to Town Meeting dated April 11, 2008. Bruce Fitzsimmons seconded the motion and the Board voted 4 to 0 to approve.

Roly Chaput moved to approve the recommended vote on article 14 shown in the draft Report to Town Meeting dated April 11, 2008. Bruce Fitzsimmons seconded the motion and the Board voted 4 to 0 to approve.

The Board then reviewed the draft presentation to be used at Town Meeting and divided up the presentation of the warrant articles as follows. Andrew West will present articles 5, 6, 7, and 8. Kevin O'Brien will present article 9. Bruce Fitzsimmons will present articles 10 and 11. Chris Loreti will present article 12 and present the Board's position on article 15 which is not a zoning article but which the ARB proposed to make the affordability of work force housing (such as at Symmes) permanent. Roly Chaput will present articles 13 and 14.

The meeting adjourned at 10:00 pm.

Respectfully submitted,  
Kevin J. O'Brien